PUBLIC NOTICE



US Army Corps of Engineers Kansas City District Permit No. 200400989 Issue Date: July 23, 2004

Expiration Date: August 13, 2004

21-Day Notice

JOINT PUBLIC NOTICE: This public notice is issued jointly with the <u>Missouri Department of Natural Resources</u>, <u>Water Pollution Control Program</u>. The Department of Natural Resources will use the comments to this notice in deciding whether to grant Section 401 water quality certification. Commenters are requested to furnish a copy of their comments to the Missouri Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102.

APPLICANT: Summit Crossings Development Co., LLC 417 SW Ward Road

Lee's Summit, MO 64081

PROJECT LOCATION (As shown on the attached drawings): Unnamed tributaries of Oil Creek, northeast of U. S. Highway 71 and Missouri Highway 58 in Section 7, Township 46 north, Range 32 west, Cass County, Belton, Missouri. USGS Quadrangle BELTON

AUTHORITY: Section 404 of the Clean Water Act (33 USC 1344).

ACTIVITY (As shown on the attached drawings): Meadow Creek Residential Development with associated stream channelization, road crossings, storm water detention facilities, and utility distribution and collection facilities. The applicant would fill and reconstruct approximately 2,105 linear feet of stream channels, average width 15 feet at the ordinary high water mark, (0.7-acre) with 3,000 cubic yards of on-site material. The activity would provide 138 single-family home sites.

WETLANDS: No identified wetlands would be impacted by the proposed activity.

ADDITIONAL INFORMATION: Additional information about this application may be obtained by contacting James L. Scott, U.S. Army Corps of Engineers, Kansas City Field Office, 700 Federal Building, 601 East 12th Street, Kansas City, Missouri 64106-2896 at telephone 816-983-3667 (FAX 816-426-2321) or via email at james.l.scott@usace.army.mil. All comments to this public notice should be directed to the above address.

CULTURAL RESOURCES: Kansas City District will comply with the National Historic Preservation Act of 1966 and 36 CFR 800. We have checked the National Register of Historic Places and the Federal Register and no property listed in the Register or proposed for listing is located in the permit area. This is the extent of our knowledge about historic properties in the permit area at this time. However, we will evaluate input by the State Historic Preservation Officer and the public in response to this public notice, and we may conduct or require a reconnaissance survey of the permit area to check for unknown historic properties, if warranted.

ENDANGERED SPECIES: In compliance with the Endangered Species Act, a preliminary determination has been made that the described work will not affect species designated as threatened or endangered or adversely affect critical habitat. In order to complete our evaluation of this activity, comments are solicited from the U.S.

Fish and Wildlife Service and other interested agencies and individuals.

FLOODPLAINS: This activity is being reviewed in accordance with Executive Order 11988, Floodplain Management, which discourages direct or indirect support of floodplain development whenever there is a practicable alternative. By this public notice, comments are requested from individuals and agencies that believe the described work will adversely impact the floodplain.

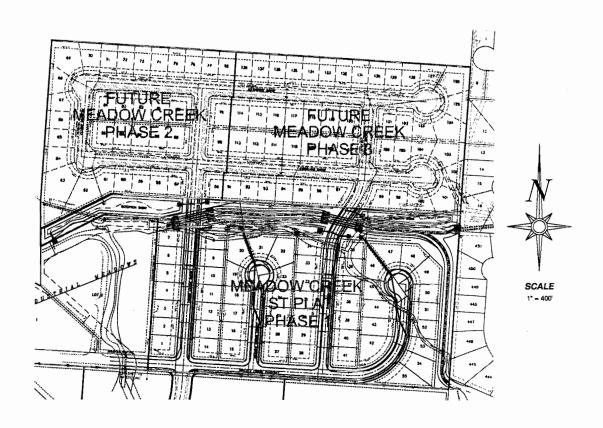
WATER QUALITY CERTIFICATION: Section 401 of the Clean Water Act (33 USC 1341) requires that all discharges of dredged or fill material must be certified by the appropriate state agency as complying with applicable effluent limitations and water quality standards. This public notice serves as an application to the state in which the discharge site is located for certification of the discharge. The discharge must be certified before a Department of the Army permit can be issued. Certification, if issued, expresses the state's opinion that the discharge will not violate applicable water quality standards.

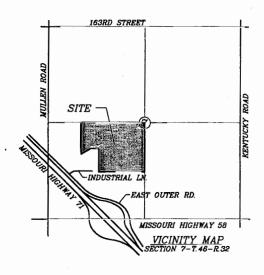
PUBLIC INTEREST REVIEW: The decision to issue a permit will be based on an evaluation of the probable impact including the cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, esthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and, in general, the needs and welfare of the people. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act (33 USC 1344). The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COMMENTS: This notice is provided to outline details of the above-described activity so this District may consider all pertinent comments prior to determining if issuance of a permit would be in the public interest. Any interested party is invited to submit to this office written facts or objections relative to the activity on or before the public notice expiration date. Comments both favorable and unfavorable will be accepted and made a part of the record and will receive full consideration in determining whether it would be in the public interest to issue the Department of the Army permit. Copies of all comments, including names and addresses of commenters, may be provided to the applicant. Comments should be mailed to the address shown on page 1 of this public notice.

PUBLIC HEARING: Any person may request, in writing, prior to the expiration date of this public notice, that a public hearing be held to consider this application. Such requests shall state, with particularity, the reasons for holding a public hearing.

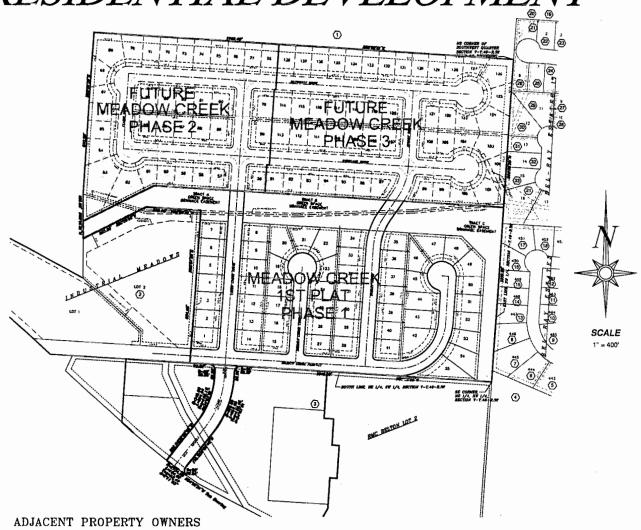
MEADOW CREEK RESIDENTIAL DEVELOPMENT





APPLICATION NO. 200400989
BY SUMMIT CROSSINGS
DEVELOPMENT CO., LLC
FOR CHANNEL REALIGNMENT
IN OIL CREEK
CASS COUNTY, MISSOURI
SHEET 1 OF 9

MEADOW CREEK RESIDENTIAL DEVELOPMENT



- (1) ARC SPELL do PWC ARC 1258 P.O. BOX 790830 SAN ANTONIO, TX 78279-0830
- 2 COTTAGE OF BELTON, L.P. P.O. BOX 496 GRANVILLE, OH 43023
- 3 RESEARCH MEDICAL CENTER P.O. BOX 22606 KANSAS CITY, MO 64113-0606
- 4) BEL-RAY CIRCLE, L.C. 413 MAIN STREET BELTON, MO 64012
- (5) C. DOUGLAS & CATHERINE M. FAGER 7815 E. 170TH STREET BELTON, MO 64012
- 6 ANGELA G. & JOSEPH D. KORNANEC 7813 E. 170TH STREET BELTON, MO 64012
- 7 JASON W. & RENEE L MILLER 7811 E. 170TH STREET BELTON, MO 54012
- (8) MICHAEL MUNTZEL & MARY LU EGIDY 7809 E. 170TH STREET BELTON, MO 64012
- (B) LARRY J. & CAROL A. TOWNSEND 7808 E. 170TH STREET BELTON, MO 64012
- (10) GARY M. & PRICILLA M. LESTER 7806 E. 170TH STREET BELTON, MO 64012
- DAVID E. & ANGELA E. LONG 7804 E. 170TH STREET BELTON, MO 64012

- (12) THOMAS & CATHLINE CUSCINO 7802 E. 170TH STREET BELTON, MO 64012
- (3) STEVEN W. & SHIRLEY M. GLYER 7807 E. 170TH STREET BELTON, MO 64012
- (14) MICHAEL W. & MELISSA M. BROWN 7805 E. 170TH STREET BELTON, MO 64012
- JOSEPH A. & KATHY L. GIAMBRONE 7803 E. 170TH STREET BELTON, MO 64012
- (16) JERRY ANN & JUDITH LEE HOUGHAM 7801 E. 170TH STREET BELTON, MO 64012
- 17) PHILIP J. & HELEN B. RIVERA 7900 FORREST AVENUE BELTON, MO 64012
- ROBERT L. & SHEILA M. MOSSEY 7902 FORREST AVENUE BELTON, MO 64012
- (18) MARK D. & DANIELLE N. HAUS 7809 BEL RAY DRIVE
- CARL R. & THERESA A. RODGERS 7807 BEL RAY DRIVE BELTON, MO 64012
- 21) SALES ENTERPRISES, LL.C. P.O. BOX 107 CLINTON, MO 64735
- PATSY N. DUHON 7810 CHRISTIE LANE BELTON, MO 64012

- (23) KIMBERLY M CAMP 7612 CHRISTIE LANE BELTON, MO 64012
- TROY T. GREENWELL & ERIN M. MAY 7811 CHRISTIE LANE BELTON, MO 64012
- 25 JUSTIN & KIMBERLY MALYN
- 7809 CHRISTIE LANE BELTON, MO 64012
- ERICHSEN HOMES, INC. 217 N. SUNSET LANE RAYMORE, MO 64083
- JENNIFER M. WORTH & CHRISTOPHER E. MASON 16708 BRANSON DRIVE BELTON, MO 84083
- 28) BRIEN & SANDRA PIPPEN 16710 BRANSON DRIVE BELTON, MO 64083
- (29) MICAH P. ELMORE & JESSICA SCHLUND 7812 LONNIE COURT BELTON, MO 64083
- PAULA R. DORRELL 7810 LONNIE COURT BELTON, MO 64063
- (31) ROBERT K. & TINA L. HULL 7808 LONNIE COURT BELTON, MO 64083
- 32 LISA BELCHER 7806 LONNIE COURT BELTON, MO 64063
- TODD C. ANDERSON 7804 LONNIE COURT BELTON, MO 64063

Section 7, Township 46 north, Range 32 west Cass County, Missouri

> APPLICATION NO. 200400989 BY SUMMIT CROSSINGS DEVELOPMENT CO., LLC FOR CHANNEL REALIGNMENT IN OIL CREEK CASS COUNTY, MISSOURI SHEET 2 OF 9

MEADOW CREEK RESIDENTIAL DEVELOPMENT BELTON, CASS COUNTY, MISSOURI

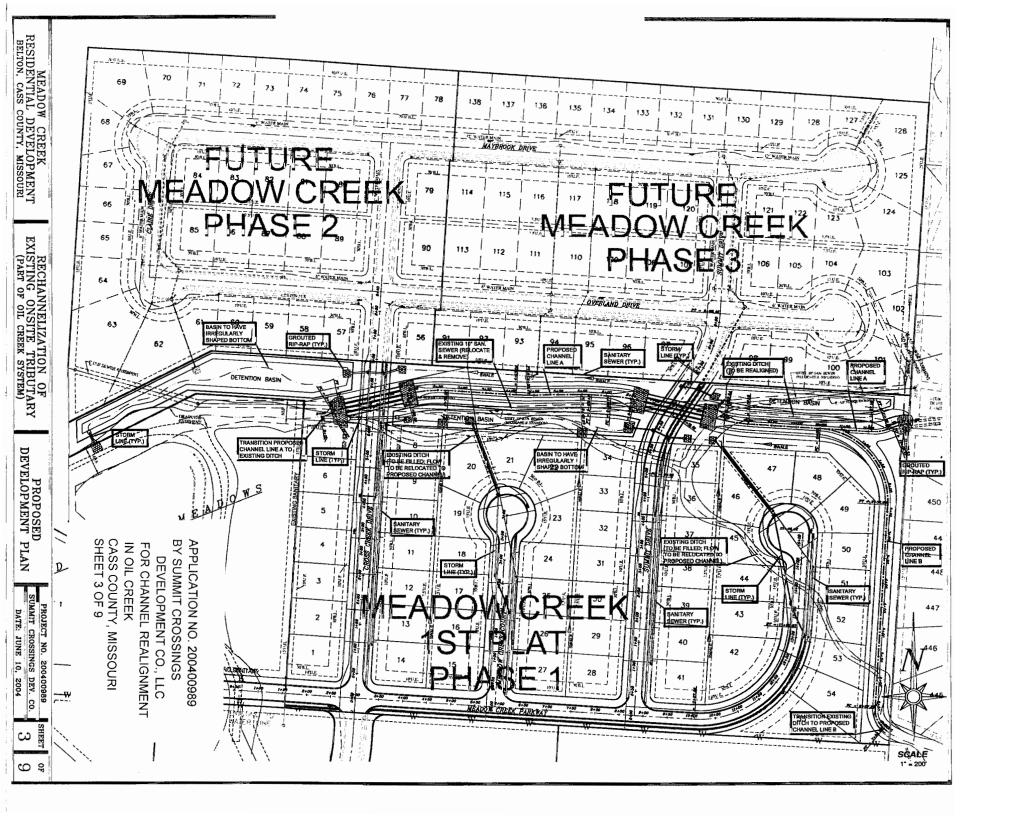
RECHANNELIZATION OF EXISTING ONSITE TRIBUTARY (PART OF OIL CREEK SYSTEM)

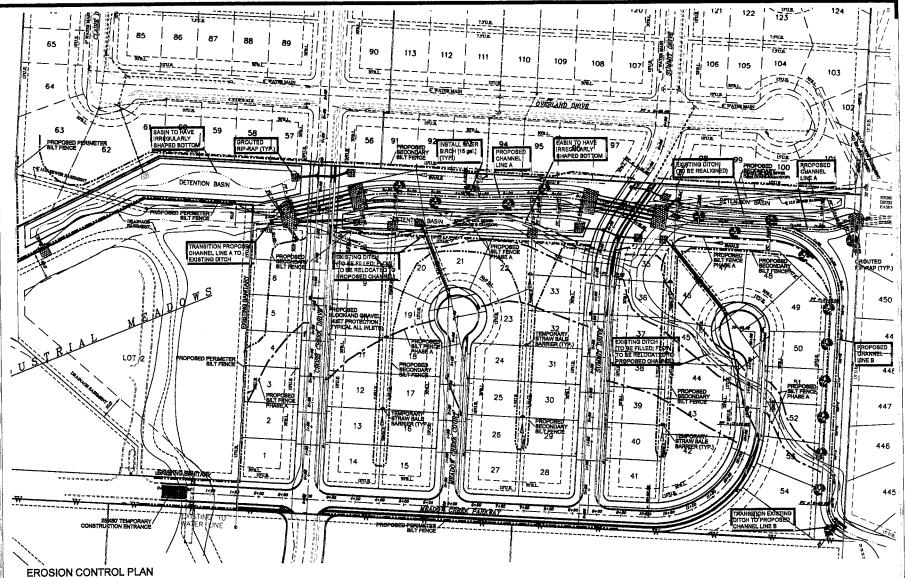
ADJACENT PROPERTY OWNERS

PROJECT NO. 200400989 SUMMIT CROSSINGS DEV. CO. DATE: JUNE 10, 2004

SHEET OF

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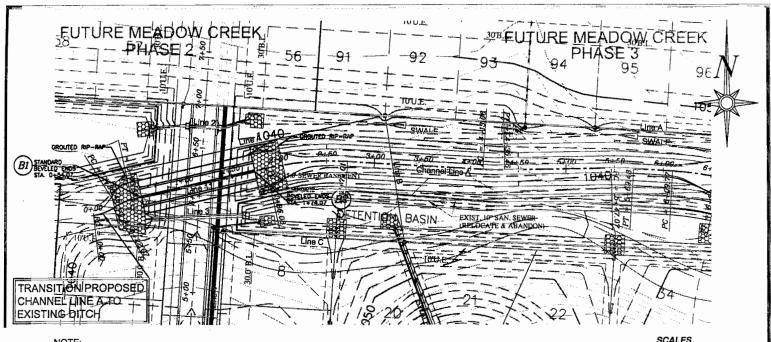


- 1. GRADING CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES PLACED ALONG THE CONTOURS AT THE DOWNHILL PERMETER OF ALL EXCAVATIONS OR FILLS WHICH SLOPE OFF THE SITE OR ONTO EXISTING UNDISTURBED AREAS. SEE PLAN FOR GENERAL SILT FENCE LOCATIONS. ACTUAL LOCATIONS WILL DEPEND ON ACTUAL EXCAVATION OR FILL LIMITS AND CLEARING AND CONSTRUCTION SEQUENCING.
- 2. SILT FENCE TO BE INSTALLED ALONG THE CONTOURS IN ACCORDANCE WITH APWA STANDARD DRAWING ESC-1
- 3. INSTALLATION OF PERIMETER BILT FENCES, PHASE A BILT FENCES, AND COMPOST BERMS SHALL PRECEDE BEGINNING OF EXCAVATION IN EACH AREA. BECONDARY SILT FENCE TO BE INSTALLED AFTER ALL EARTHWORK IS COMPLETED AND UTILITIES ARE INSTALLED. PHASE A SILT FENCES CAN BE REMOVED AFTER THE PROPOSED CHANNEL HAS BEEN COMPLETED AND IS IN SERVICE.
- A SILT FENCES SHALL RE MAINTAINED LINTIL GRASS AND VEGETATION ARE ESTABLISHED AND ARE CONTROLLING EROSION
- 5. TOPSOIL SHALL BE STOCKPILED IN AN AREA ACCEPTABLE TO THE OWNER AND SHALL BE SURROUNDED BY SILT FENCES INSTALLED AND MAINTAINED BY GRADING CONTRACTOR TO REVENT EROSION OF TOPSOIL.
- 6. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY EXCAVATION. ENTRANCE TO BE CONSTRUCTED IN ACCORDANCE WITH APWA STANDARD DRAWING ESC-01
- 7. BLOCK AND GRAVEL CURB AND FIELD INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED BY STORM SEWER CONTRACTOR TO PROTECT STORM WATER INLETS FROM SILT AND DEBRIS. INLET PROTECTION SHALL BE CONSTRUCTED WITH APWA STANDARD DRAWINGS ESC-28 AND ESC-19.
- B. SWALES TO BE CONSTRUCTED MUST BE CONSTRUCTED AT THE SAME TIME AS THE SUBDIVISION STREET CONSTRUCTION.
- 9. ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH APWA SECTION 2151.1.1 (TEMPORARY SEEDING).
- 10. PERMANENTLY RE-VEGETATE ALL DISTURBED AREAS INCLUDING ADJACENT AREAS WITHIN 30 DAYS OF SUBSTANTIAL COMPLETION. APPLY TEMPORARY RE-VEGETATION ON ALL DISTURBED AREAS INCLUDING ADJACENT AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED FOR 30 DAYS OR LONGER.
- 11. ALL TEMPORARY EROSION CONTROL DEVICES TO REMAIN IN PLACE AND BE MAINTAINED UNTIL FINAL RE-VEGETATION IS COMPLETED AND ESTABLISHED.
- 12. PROPOSED CHANNEL AND DETENTION BASIN AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE SEEDING PLAN SHOWN TO THE RIGHT.

APPLICATION NO. 200400989 BY SUMMIT CROSSINGS DEVELOPMENT CO., LLC FOR CHANNEL REALIGNMENT IN OIL CREEK CASS COUNTY, MISSOURI SHEET 4 OF 9



SCALE 1" - 200"



NOTE:

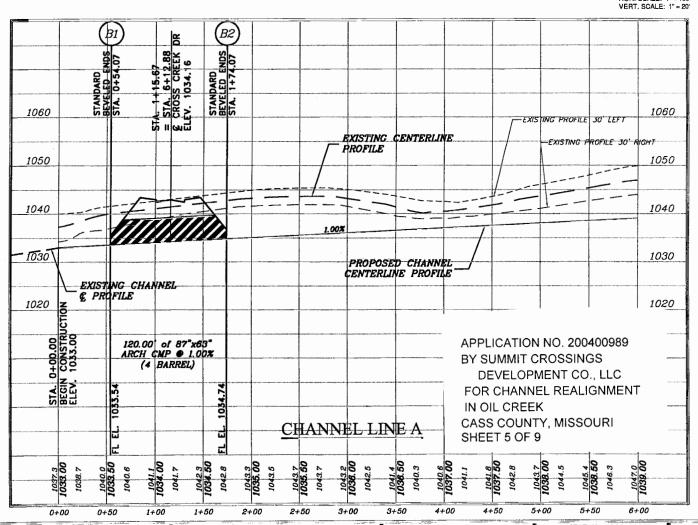
SEE SHEET 9 FOR TYPICAL SECTIONS FOR THE PROPOSED CHANNEL AND STANDARD BEVELED END DETAIL FOR ARCH PIPE CULVERTS

SCALES

PLAN
1" = 100'

PROFILE

HOR. SCALE: 1" = 100'



MEADOW CREEK
RESIDENTIAL DEVELOPMENT
BELTON, CASS COUNTY, MISSOURI

RECHANNELIZATION OF EXISTING ONSITE TRIBUTARY (PART OF OIL CREEK SYSTEM)

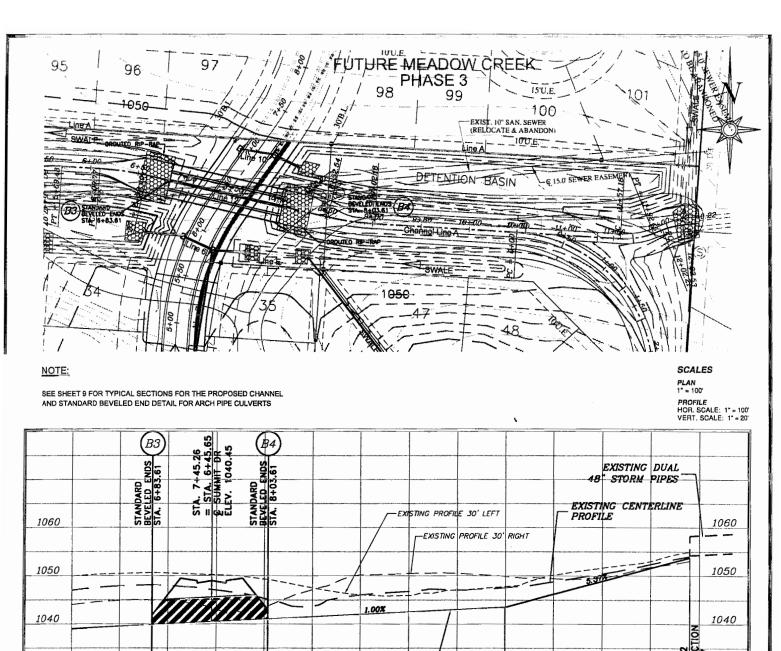
PROPOSED CHANNEL LINE A

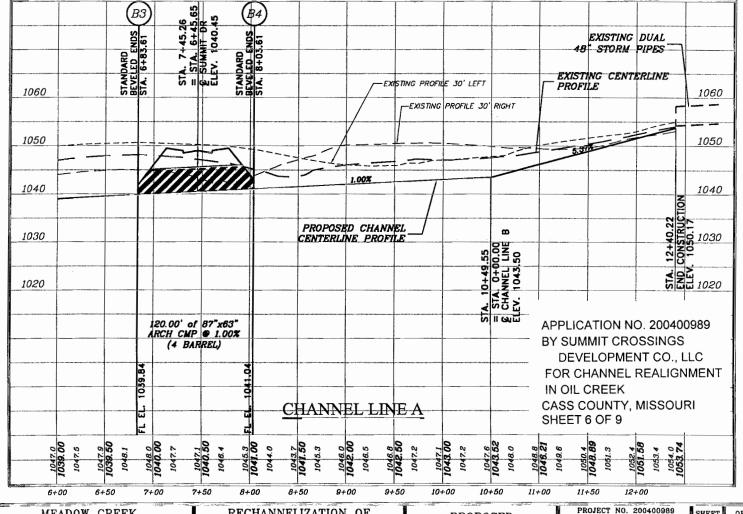
PROJECT NO. 200400989

SUMMIT CROSSINGS DEV. CO.

DATE: JUNE 10, 2004

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MEADOW CREEK
RESIDENTIAL DEVELOPMENT
BELTON, CASS COUNTY, MISSOURI

RECHANNELIZATION OF EXISTING ONSITE TRIBUTARY (PART OF OIL CREEK SYSTEM) PROPOSED CHANNEL LINE A

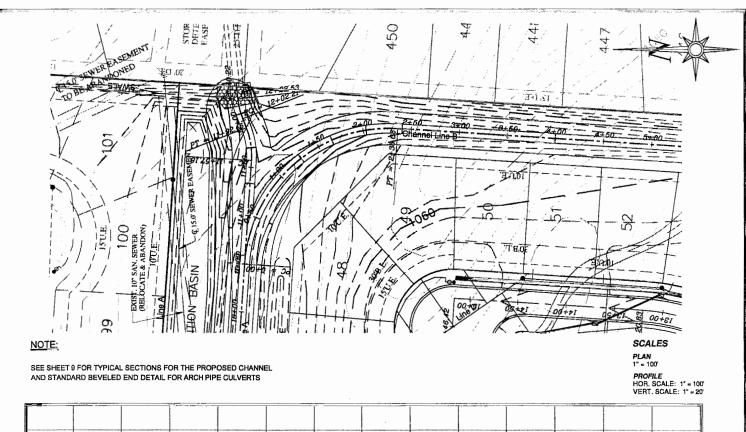
PROJECT NO. 200400989

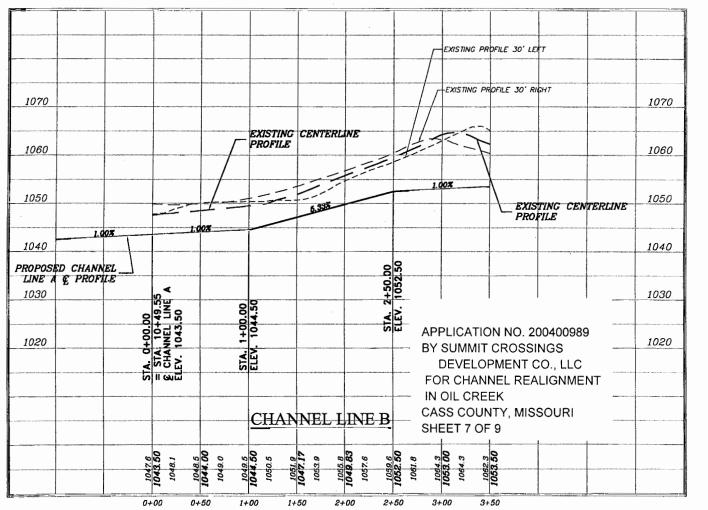
SUMMIT CROSSINGS DEV. CO.

DATE: JUNE 10, 2004

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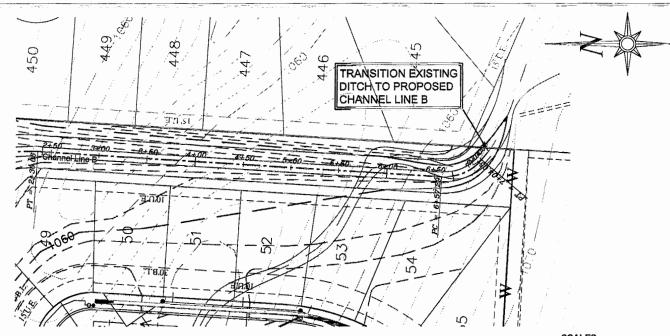
MEADOW CREEK RESIDENTIAL DEVELOPMENT BELTON, CASS COUNTY, MISSOURI

RECHANNELIZATION OF EXISTING ONSITE TRIBUTARY (PART OF OIL CREEK SYSTEM)

CHANNEL LINE B

PROJECT NO. 200400989 SUMMIT CROSSINGS DEV. CO. DATE: JUNE 10, 2004

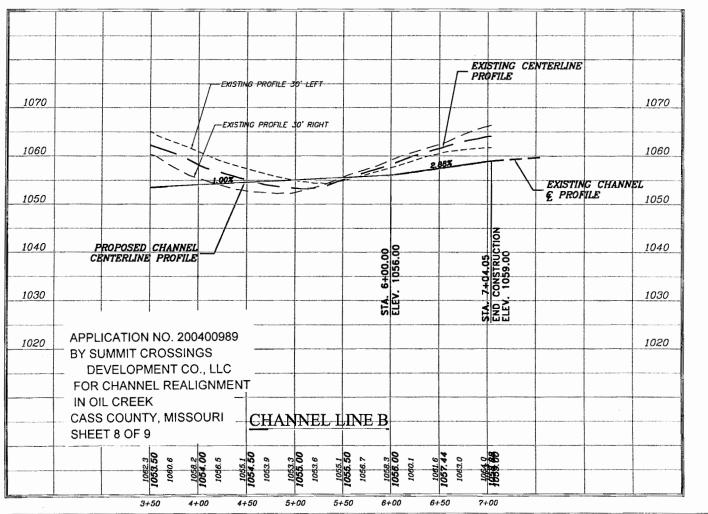
SHEET OF



NOTE:

SEE SHEET 9 FOR TYPICAL SECTIONS FOR THE PROPOSED CHANNEL AND STANDARD BEVELED END DETAIL FOR ARCH PIPE CULVERTS

SCALES PLAN 1" = 100' PROFILE HOR. SCALE: 1" = 100' VERT. SCALE: 1" = 20'



MEADOW CREEK RESIDENTIAL DEVELOPMENT BELTON, CASS COUNTY, MISSOURI

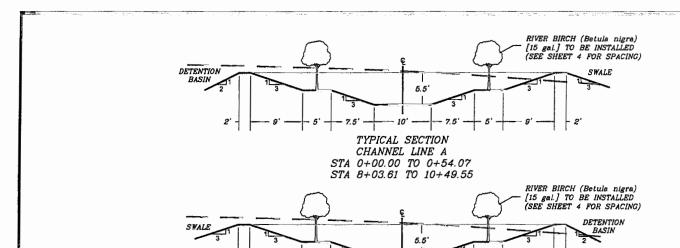
RECHANNELIZATION OF EXISTING ONSITE TRIBUTARY (PART OF OIL CREEK SYSTEM)

CHANNEL LINE B

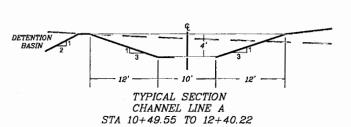
PROJECT NO. 200400989 SUMMIT CROSSINGS DEV. CO. DATE: JUNE 10, 2004

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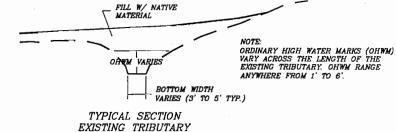
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TYPICAL SECTION CHANNEL LINE A STA 1+74.07 TO 6+83.61

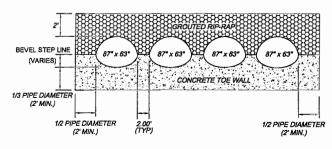


5' TYPICAL SECTION CHANNEL LINE B STA 0+00.00 TO 7+04.05



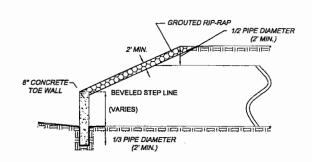
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TYPICAL SECTIONS



NOTE: EQUIVALENT ROUND PIPE = 78*

RIP-RAP END VIEW NOT TO SCALE



ARCH PIPE LONGITUDINAL VIEW NOT TO SCALE

STANDARD BEVELED END SECTION DETAIL

MEADOW CREEK RESIDENTIAL DEVELOPMENT BELTON, CASS COUNTY, MISSOURI

RECHANNELIZATION OF EXISTING ONSITE TRIBUTARY (PART OF OIL CREEK SYSTEM)

PROJECT NO. 200400989 SUMMIT CROSSINGS DEV. CO. DATE: JUNE 10, 2004

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DETAILS

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